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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

VMRDA – CHANGE OF LAND USE FROM INDUSTRIAL LAND USE TO COMMERCIAL LAND USE IN AN EXTENT OF ACS. 3.44 CTS. IN SY. NOS. 1/3P, 41/1P & 41/2P OF KAPPARADA VILLAGE, VISKAHAPATNAM URBAN MANDAL, VISAKHAPATNAM, APPLIED BY SRI G. BABU RAO, DIRECTOR OF M/S GALVEN TECHNO SOLUTIONS PVT. LTD

[Memo No. MAU01-UDA0LANI(CLU)/5/2018-M, Municipal Administration & Urban Development (M) Department, 17th January, 2019]

NOTIFICATION

The following Draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam Metropolitan Region Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION

The site falling in Survey Nos. 58/1p & 59/1p, 2p of Marripalem (V) & Sy. Nos 1/3p & 41/1p, 2p of Kapparada (V) Visakhapatnam Urban Mandal, Visakhapatnam District admeasuring an area of 13,519.144 Sq. Mts. The boundaries of which are given in the schedule below, which was earmarked for Industrial land use in Visakhapatnam Metropolitan Region Development Authority sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now proposed to be designated as Commercial land use by variation of change of land use, which was shown in Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority Visakhapatnam, subject to the following conditions; namely:-

1. the applicant shall handover the road affected area of site to the authority concerned through registered gift deed at free of cost.
2. the applicant shall pay the development / conversion charges to the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.
3. the applicant shall obtain approval of building plans for construction of buildings from GVMC, Visakhapatnam and Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, as the case may be, duly paying necessary charges, as per rules in force.
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority / GVMC, Visakhapatnam, before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
6. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
8. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
9. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Existing National Highway Road to proposed 80 Mts. Wide Master Plan Road.
 East : Existing 40' wide Road.
 South : Vacant Land in Sy. No. 41/2p of Kapparada Village, Visakhapatnam Urban Mandal.
 West : Land in Sy. Nos 58/1, 59/1, 59/2 & 59/3 of Marrpalem Village and Land in Sy. No. 1/3p of Kapparada village, Visakhapatnam Urban Mandal..

R. KARIKAL VALAVEN
 PRINCIPAL SECRETARY TO GOVERNMENT